



*Embassy of the United States of America  
Muscat, Oman*

## SCOPE OF WORK

DATE: April 21, 2014

***PROJECT: Renovate 4 toilets at GOH X4004***

***LOCATION: Road 14 House 23, MQ.***

### ***1. PROJECT DESCRIPTION***

- a. Replace all floor and wall tile, piping, and sanitary equipment in three bathrooms. Repaint the interior walls in house X4004

### **3. PROJECT SCHEDULE & WORKERS.**

- a. Work days to be coordinated with Facilities Manager( FM)/Contracting Officer's Representative ( COR)
- b. Contractor should submit proposed work schedule and time line for FM's/ COR's approval.
- c. Work hours will be from 0800 to 17:00, Sunday through Thursday.

The following points of the project must be approved prior to the contractor proceeding to the next phase.

- a. Approval of material selection.
- b. Site inspection after demolition
- c. Site inspection during each phase of work.

5. QUALITY CONTROL

- a. A site supervisor that has a minimal knowledge of English must be present at all times.
- b. Site supervisor will ensure the material is not damaged prior to or during installation and that standard industry practices as defined in the International Building Code, are followed at all times.
- c. A final inspection will be held with the Embassy and the site supervisor to inspect for quality of the finished works.

6. SAFETY

- a. Site supervisor will ensure that all equipment used during the project is in safe operating condition. All personnel on the job site will be given the appropriate safety equipment. The Embassy reserves the right to stop the work if any unsafe conditions are found.
- b. All electrical equipment such as drills, grinding, buffing machines and any extension cords must be properly grounded and be free from any defect in the insulation
- c. All ladders/scaffoldings will be in good condition and used in a proper manner.

7. SECURITY

- a. A list of all personnel working on the project along with Identification numbers must be submitted to the embassy no later than 5 working days prior to the beginning of actual starting date of the project.

#### Scope of works for renovate 4 bathrooms at X4004

1. Work area shall be cleaned of all debris at the end of each workday.
2. The contractor should provide all required tools, materials and safety equipment to complete the project.
3. After hours and weekend work may be required. The Facility Manager will determine.
4. All existing surface area that will not be replaced shall be protected from damage by the contractor. Protection materials provided by the contractor.
5. Only those materials approved by the Facility Manager will be used. Contractor must provide samples, at the request of Facility Manager.
6. Contractor must make a site visit to check the accuracy of measurements.
7. Local civil construction standards shall be met for all civil works.
8. When replacing copper, PVC and traps, all piping must be concealed in the walls, both outside and inside piping.
9. Check all pipes, fittings and joints for leaks and conduct a water pressure test 160-PSI for 24 hours.
10. Wrap all concealed copper pipes with denso tape.
11. All sanitary fittings and accessories shall be as specified in the bill of materials.
12. All sanitary fittings shall be of water saving type & all other sanitary equipment like shower tray & sink shall be white color.
13. The exhaust fan should be timer controlled or with an occupancy sensor.
14. All material shall be provided by contractor, including paint.
15. All hot and cold water pipes shall be copper with welded joints and should be tested for minimum 160 PSI water pressure.
16. Ensure all underground drainage PVC pipe from toilet up to the manhole in the extreme end of the property are clean and clear and clean all manholes.

#### Schedule of work, Renovate Toilets

##### **Item I Entrance toilet**

1. Replace wooden ducting & regROUT the floor tiles.
2. Replace all valves and flexible piping.
3. Replace the existing toilet with water saving dual flush type toilet.
4. Replace the defective floor drain with S/steel push type.
5. Bright white non staining grouting shall be used on wall tiles
6. Walls above tile shall be painted with primer and two coats of Sadolin 88 interior paint, beige.
7. Replace exhaust fan with timer control or with an occupancy sensor.
8. Ceiling shall be painted with Sadolin88 white matte finish, two coats.
9. Clean the area.

### Item II Hallway toilet

10. Replace all pipes, valves, wall & floor tiles, toilet paper & soap holders, towel holders, sanitary equipment & accessories, exhaust fan, light fixtures and medicine cabinets/mirror.
11. Remove all sanitary fittings, accessories, damaged wall & floor tiles in the toilet.
12. Remove all damaged existing pipes in the bathroom and up to the roof and the in the man holes. Install new copper hot and cold pipes, fittings and PVC drainage lines and traps.
13. Replace 5 sqm of existing floor tile.
14. Replace 22 sqm of existing wall tile.
15. Bright white non staining grouting shall be used on wall tiles
16. Replace toilet with water saver toilet with dual flush mechanism.
17. Supply and install a corner type sink.
18. Replace existing shower tray & shower enclosure. Shower enclosure shall be of tempered glass.
19. Install contractor provided GROHE good quality water saver faucet
20. Install one shelf under mirror 60cm long x 10cm wide made of ceramic, (White).
21. Wrap all concealed copper pipes with denso tape.
22. Install ceramic wall and floor tiles as approved.
23. Replace wooden ducting on the corner of the toilet wall.
24. Replace existing exhaust fan with timer controlled/ occupancy sensor type.
25. Replace the light fixtures with energy saver type ( CFL or LED)
26. Walls above tile shall be painted with primer and two coats of Sadolin 88 interior paint, beige.
27. Ceiling shall be painted with Sadolin88 white matte finish, two coats.
28. Test and commission all equipment.
29. Clean the area.

### Item III Upstairs Toilet

30. Replace all pipes, valves, wall & floor tiles, toilet paper & soap holders, towel holders, sanitary equipment & accessories, exhaust fan, light fixtures and medicine cabinets/mirror.
31. Remove all sanitary fittings, accessories, damaged wall & floor tiles in the toilet.
32. Remove all damaged existing pipes in the bathroom and up to the roof and the in the man holes. Install new copper hot and cold pipes, fittings and PVC drainage lines and traps.
33. Replace 6 sqm of existing floor tile.
34. Replace 22 sqm of existing wall tile.
35. Bright white non staining grouting shall be used on wall tiles
36. Replace toilet with water saver toilet with dual flush mechanism.
37. Replace existing sink with a smaller one.
38. Supply & install bigger medicine cabinet.
39. Replace existing shower tray & shower enclosure. Shower enclosure shall be of tempered glass.
40. Install contractor provided GROHE good quality water saver faucet
41. Install one shelf under mirror 60cm long x 10cm wide made of ceramic, (White).

42. Wrap all concealed copper pipes with denso tape.
43. Install ceramic wall and floor tiles as approved.
44. Replace wooden ducting on the corner of the toilet wall & the floor & clad with marble piece.
45. Replace existing exhaust fan with timer controlled/ occupancy sensor type.
46. Replace the light fixtures with energy saver type ( CFL or LED)
47. Walls above tile shall be painted with primer and two coats of Sadolin 88 interior paint, beige.
48. Ceiling shall be painted with Sadolin88 white matte finish, two coats.
49. Test and commission all equipment.
50. Clean the area.

**Item IV: Master bedroom toilet.**

51. Replace all pipes, valves, wall & floor tiles, sanitary equipment & accessories, exhaust fan, light fixtures and medicine cabinets/mirror.
52. Remove all sanitary fittings, accessories, and existing wall & floor tiles in the toilet room.
53. Remove all damaged existing pipes in the bathroom and up to the roof and the in the manholes.
54. Replace existing water lines with copper hot and cold pipes.
55. Replace floor drains, fittings and PVC drainage lines and traps.
56. Replace 5 sqm of existing floor tile.
57. Replace 22 sqm of existing wall tile.
58. Bright white non staining grouting shall be used on wall tiles
59. Replace toilet with water saver toilet with dual flush mechanism.
60. Remove, save vanity basin & cabinet underneath and reinstall after the tiling replacement. Replace the sink mixer with GROHE good quality water saver faucet.
61. Remove & save existing bathtub reinstall with tempered glass bath tub enclosure. Replace shower mixer GROHE or equal.
62. Replace existing mirror & medicine cabinet with larger one.
63. Replace existing exhaust fan with timer controlled/ occupancy sensor type.
64. Replace the light fixtures with energy saver type ( CFL or LED)
65. Install one shelf under mirror 60cm long x 10cm wide made of ceramic, (White).
66. Install ceramic wall and floor tiles as approved by Facility Manager.
67. Replace ceiling light fixture with energy saver lamp.
68. Walls above tile shall be painted with primer and two coats of Sadolin 88 interior paint, beige.
69. Ceiling shall be painted with Sadolin88 white matte finish, two coats.
70. Test and commission all equipment.
71. Clean the area.
72. Dispose of trash in a proper disposal facility.

**Itemized pricing shall be done for each item & the cost shall be lump sum.**